

## 5. HOUSING ELEMENT

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## **5. HOUSING ELEMENT DATA, INVENTORY, AND ANALYSIS**

### **PURPOSE**

Local governments are required to prepare and adopt a Housing Element (HE) consistent with the provisions of Chapter 163, Part II, Florida Statutes (F.S.). This Element presents an overview of the existing and projected future conditions pertinent to the preparation of the amendments to the Housing Goals, Objectives and Policies for the Town's Comprehensive Plan (Comp Plan). The best available data are provided by the U.S. Census and the Shimberg Institute for Affordable Housing at the University of Florida, supplemented by local research.

### **EXISTING HOUSING DATA**

#### *Number and Distribution of Dwelling Units*

Rule 9J-5.010(a) and (b) require an inventory of the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units and rent or cost to income ratio, and a comparison of these statistics between the Town and Broward County.

According to the 2000 Census, there were a total of 31,284 housing units in Davie, 28,682 (91.7%) of which were occupied and 2,602 (8.3%) of which were vacant. Total housing units in Broward County reported by the 2000 Census were 741,043, 654,445 (88.3%) of which were occupied and 86,598 (11.7%) of which were vacant. Of the occupied housing units in Davie, 21,240 (74.1%) were owner-occupied and 6,742 (23.5%) were rentals. This is a substantially different pattern for the County as a whole, where 69.5% (454,625) of occupied housing units were owner-occupied and 30.5% (199,820) were rentals.

Table 1 below shows housing types in Davie and Broward County according to number of units in the structure in which the housing unit is located. The total number of units differs from that given above, because the data above is based on complete enumeration, while the value regarding data is based on sampling. This is also true of some the other data following.

Table 1: Number of Housing Units by Number of Units in Structure in 2000

Number of Units in Structure/Type of Unit	Davie		Broward County	
	Number of Units	% of Total Units	Number of Units	% of Total Units
<b>1, detached</b>	12,989	41.63%	303,357	40.94%
<b>1, attached</b>	3,461	11.09%	57,407	7.75%
<b>2</b>	330	1.06%	20,225	2.73%
<b>3-4</b>	866	2.78%	33,347	4.50%
<b>5-9</b>	1,240	3.97%	41,120	5.55%
<b>10-19</b>	1,689	5.41%	53,717	7.25%
<b>20-49</b>	1,666	5.34%	89,061	12.02%
<b>50 and over</b>	1,557	5.00%	114,879	15.50%
<b>Mobile Home</b>	7,370	23.62%	26,834	3.62%
<b>Other</b>	35	.11%	1,096	.15%
<b>Total</b>	<b>31,203</b>	<b>100%</b>	<b>741,043</b>	<b>100%</b>

Source: Census 2000

As is evident in Table 1 above, the Town of Davie and Broward County have a similar proportion of single family, detached structures. However, Broward County has a significantly higher percentage of large, multi-family structures than does the Town. This relationship is reversed, though, with regard to mobile home units.

In terms of the age of the housing stock, the Census reported that the median year that Davie's housing was built was 1983, compared with a median year of 1977 for Broward County. Table 2 below provides further details of when owner- and renter-occupied housing units were built in Davie and Broward County.

Table 2: Year Residential Structures Built by Tenure

Year Built	Renter-Occupied		Owner-Occupied	
	Davie	Broward County	Davie	Broward County
<b>1999 – March 2000</b>	419 (6.19%)	3,017 (1.51%)	783	10,461 (2.30%)
<b>1995-1998</b>	1,189 (17.58%)	17,021 (8.52%)	2,241	40,023 (8.80%)
<b>1990-1994</b>	824 (12.18%)	19,508 (9.76%)	3,454	41,142 (9.05%)
<b>1980-1989</b>	1,436 (21.23%)	45,032 (22.54%)	6,934	96,708 (21.27%)
<b>1970-1979</b>	2,070 (30.60%)	52,422 (26.23%)	6,142	135,224 (29.74%)
<b>1960-1969</b>	454 (6.71%)	35,082 (17.56%)	1,548	74,929 (16.48%)
<b>1950-1959</b>	254 (3.76%)	19,277 (9.65%)	620	45,755 (10.06%)
<b>1940-1949</b>	70 (1.03%)	5,317 (2.66%)	73	6,455 (1.42%)
<b>1939 or earlier</b>	48 (.71%)	3,144 (1.57%)	41	3,928 (.86%)
<b>Total</b>	<b>6,764</b>	<b>199,820</b>	<b>21,836</b>	<b>454,625</b>

Source: Census 2000

According to the 2000 Census, the estimated median value of specified owner-occupied units in Davie was \$151,900, compared to \$128,600 countywide. Table 3 provides a comparison of values of owner-occupied housing units between Davie and Broward County. Additionally, Table 4 shows the distribution of housing costs for owner-occupied units in 2000.

Table 3: Values of Owner-Occupied Housing Units in 2000

Value	Davie		Broward County	
	Number of Units	% of Owner-Occupied Units	Number of Units	% of Owner-Occupied Units
Less Than \$50,000	130	.91%	5,428	1.82%
\$50,000 - \$99,999	3,252	22.72%	90,604	30.15%
\$100,000 - \$149,999	3,636	25.40%	90,622	30.34%
\$150,000 - \$199,999	3,382	23.62%	54,293	18.17%
\$200,000 - \$299,999	2,449	17.11%	34,833	11.66%
\$300,000 - \$499,999	1,268	8.86%	15,769	5.28%
\$500,000 - \$999,999	197	1.38%	5,596	1.87%
\$1,000,000 and Over	0	0.00%	1,580	.53%

Source: Census 2000

Table 4: Housing Costs for Owner-Occupied Units in 2000

Costs	Davie		Broward County	
	Number of Households	% of Owner-Occupied Units	Number of Households	% of Owner-Occupied Units
Less Than \$300	18	.14%	552	.23%
\$300 - \$499	172	1.37%	3,942	1.62%
\$500 - \$699	611	4.87%	14,323	5.87%
\$700 - \$999	2,429	19.37%	56,572	23.20%
\$1000 - \$1499	4,180	33.34%	91,265	37.43%
\$1500 - \$1999	2,799	22.33%	45,215	18.54%
\$2000 and Over	2,328	18.57%	34,945	14.33%

Source: Shimberg Center for Affordable Housing

Table 5 shows the distribution of the number of renter households in Davie and Broward County in 2000 within various ranges of gross rent. In addition to the numbers presented in the table, there were 287 units (4.26%) in Davie and 6,809 units (3.41%) in Broward County that paid no cash rent.

Table 5: Housing Costs for Renter-Occupied Units in 2000

Costs	Davie		Broward County	
	Number of Households	% of Renter-Occupied Units	Number of Households	% of Renter-Occupied Units
Less Than \$200	214	3.17%	3,892	1.95%
\$200 - \$299	211	3.12%	3,515	1.76%
\$300 - \$499	390	5.78%	17,640	8.84%
\$500 - \$749	1,898	28.14%	69,173	34.66%
\$750 - \$999	2,491	36.93%	62,862	31.50%
\$1000 - \$1499	1,120	16.60%	28,298	14.18%
\$1500 and Over	134	1.99%	7,376	3.70%

Source: Shimberg Center for Affordable Housing

Tables 6 and 7 show the cost burden to households in terms of to income as a percent of area median income and the amount of income paid for housing for 2005 for Davie and Broward County. A household is generally considered to be cost-burdened if it spends more than 30% of its monthly income on housing costs.

Table 6: Households by Income and Cost Burden in Davie in 2005

Income as a percent of AMI	Amount of Income Paid for Housing	Total Cost Burden 30 % or More

	<b>&lt; 30%</b>	<b>30-50%</b>	<b>50 or More%</b>	
<b>&lt;= 30% AMI</b>	1042	393	1845	3280
<b>30.01 – 50% AMI</b>	835	979	1334	3148
<b>50.01 – 80% AMI</b>	2259	2133	735	5127
<b>80.01 + % AMI</b>	17274	2908	455	20637
<b>Totals</b>	21410	6413	4369	32192

Source: Shimberg Center for Affordable Housing

Table 7: Households by Income and Cost Burden in Broward County in 2005

	<b>Amount of Income Paid for Housing</b>			<b>Total Cost Burden 30 % or More</b>
<b>Income as a percent of AMI</b>	<b>&lt; 30%</b>	<b>30-50%</b>	<b>50 or More%</b>	
<b>&lt;= 30% AMI</b>	23969	8911	49437	82317
<b>30.01 – 50% AMI</b>	20783	27357	27272	75412
<b>50.01 – 80% AMI</b>	59089	43583	16006	118678
<b>80.01 + % AMI</b>	366912	49793	8898	425603
<b>Totals</b>	470753	129644	101613	702010

Source: Shimberg Center for Affordable Housing

### *Standard and Substandard Dwelling Units*

Substandard housing units are defined by Rule 9J-5.010, F.A.C. as units that do not meet the building code; do not meet the housing code; lack complete plumbing; lack complete kitchen facilities; are overcrowded; or, where no home heating fuel is used. Because of the climate in Davie, homes where no home heating fuel was used do not constitute substandard housing, as allowed by Rule 9J-5.010. Table 8 below shows the number and percentage of units – provided by the Shimberg Center based on 2000 Census data – with more than one person per room, lacking complete kitchen facilities or lacking complete plumbing facilities. It is impossible to determine from this data precisely the number of substandard units in the Town in 2000, because some units with one deficient measure of condition may also have other deficient measures, or may not. However, it is clear from the data in Table 8 that the Town's primary issue in terms of condition of the housing stock is over crowding.

Table 8: Condition of Housing Stock

	<b>1.01 or More Persons Per Room</b>	<b>Lacking Complete Kitchen Facilities</b>	<b>Lacking Complete Plumbing Facilities</b>
<b>Number of Units</b>	1,644	92	129
<b>Percentage of Units</b>	5.7%	.30%	.40%

Source: Shimberg Center for Affordable Housing

### *Inventory of Subsidized Rental Housing*

Rule 9J-5.010(1)(d) requires an inventory of renter-occupied housing developments currently using federal, state or local subsidies. Table 9 below shows this information.

Table 9: Publicly Subsidized Rental Developments

Development Name	Street Address	Total Units	Assisted Units	Housing Program(s)	Population or Target Area
<b>Assisted Housing</b>					
Barc Housing	2750 SW 75 <sup>th</sup> Avenue	21	21	1) HUD 2) Rent Supplement 3) State Bonds	Family
Cameron Cove	2571 S.W. 79 <sup>th</sup> Avenue	221	221	1) State Bonds	Family
Federation Gardens of Davie	5701 S.W. 82 <sup>nd</sup> Avenue	80	80	1) Rental Assistance 2) HUD 3) Section 202	Elderly
Newport Apartments	6900 SW 39 <sup>th</sup> Street	219	219	1) HUD	Family
Stirling Apartments	7350 Stirling Road	147	147	2) Guarantee Housing Credits 3) 4% Local Bonds 4) SAIL	Family
Stirling Apartments II	7350 Stirling Road	104	104	1) Guarantee Housing Credits 2) 4% Local Bonds 3) SAIL	Family
Stirling Road Apartments	4100 N.W. 77 <sup>th</sup> Avenue	15	15	1) Rental Assistance 2) HUD 3) Section 202	Persons with Disabilities
Summerlake Apartments	5941 Summerlake Drive	108	108	1) Housing Credits 2) 4% Local Bonds 3) SAIL	Family
<b>Other</b>					
Ehlinger Apartments	7481 NW 33 <sup>rd</sup> Street	100	100	Public Housing	
Griffin Gardens	4881 Griffin Road	100	100	Public Housing	
El Jardin	3300 El Jardin Drive	233	233	Section 8 Project Based	
<b>Single Family Homes</b>					
Harmony Village	Driftwood Area	22	22	Habitat for Humanity of Broward Co./SHIP Grant CRA	
Key West Style Homes	SW 43 <sup>rd</sup> Street	9	9		
<b>TOTAL</b>		<b>1,275</b>			

Source: Shimberg Center for Affordable Housing, 2007; Town of Davie Housing and Community Development.  
Assisted Housing Inventory

*Inventory of Group Homes*

Currently there are nine (9) group homes within the boundaries of Davie. These homes and the number of residents are listed below.

Group Home	Address	Residents
Stirling Road Apartments	4100 NW 77 Ave	15
Jones Group Home	740 NW 40 St	6
Sunrise Opportunities	8430 SW 55 <sup>th</sup> Ct	6
United Cerebral Palsy	4251 SW 61 Ave	6
United Cerebral Palsy, #4	6601 SW 41 St	15
United Cerebral Palsy, #3	6041 SW 36 Ct	5
Diane Harper Group Home	6890 SW 57 Ave	8
Wesley Group Home	6500 SW 47 Ave	12
BARC Housing	2750 SW 75 Ave	36
Total Residents		109

Source: Town of Davie Housing and Community Development

*Inventory of Mobile Home Parks*

There are thirty-one (31) mobile home communities in Davie. These communities are detailed in Table 10 below.

Table 10: Mobile Home Parks in Davie

Subdivision	Location	Number of Units
<b>Mobile Home Parks - Lots Owned</b>		
Alander	650 SW 136th Avenue	34
Carlan	13400 SW 7th Place	76
Cinnamon Tree	700 SW 134th Way	20
Garden Park	13001 SW 7th Court	38
Grove Park Estates	1500 SW 130th Avenue	20
Grove Park Estates Addition	12851 SW 14th Place	13
Park City Estates	8640 SW 20th Street	1200
Saga Estates	13200 SW 7th Place	94
<b>SubTotal</b>		<b>1,495</b>
<b>Mobile Home Parks - Lots Rented</b>		
Anchorage	4631 SW 73rd Avenue	8
Cheron (aka Tropical)	13202 SW 9th Court	205
Dell	4633 SW 73rd Avenue	14
Driftwood	4800 Griffin Road	54
Everglades	2900 SW 52nd Avenue	639
King Manor	12500 State Road 84	314
Modern Mobile Home Court	4855 SW 82 <sup>nd</sup> Avenue	76
Moonlight Ranch	4651 Griffin Road	54
Orange Blossom	6651 SW 45th Street	100



<b>Subdivision</b>	<b>Location</b>	<b>Number of Units</b>
Orange Park	841 SW 133rd Avenue	82
Orange Park II	900 SW 133rd Avenue	55
Palm Haven	4791 SW 82nd Avenue	80
Paradise Village	12850 State Road 84	450
Park City West	10550 State Road 84	368
Ponderosa Mobile Home Park	4701 SW 73rd Avenue	19
Rexmere Village	11300 Rexmere Boulevard	775
Riverside	4615 Griffin Road	37
Seminole Health Club	3800 SW 142nd Avenue	50
Stirling Road	5401 Stirling Road	65
Sunshine Village	13453 SW 5th Street	355
Swaying Palms	4851 Griffin Road	80
Twin Lakes	3055 Burris Road	405
Western Hills	13000 SW 5th Court	373
<b>SubTotal</b>		<b>4,658</b>
<b>TOTAL</b>		<b>6,153</b>

Town of Davie, EAR Report, 2005; Affordable Housing and Mobile Home Communities Report, 2007

With over 7,000 units, the Town of Davie has the highest concentration of mobile homes within the County. In fact, the Town's mobile home inventory represents approximately 27% of all mobile homes within the County. These units provide a significant amount of "affordable housing" opportunities to the residents of the Town and the region, having a median rent of only \$457, according to the Town's Department of Housing and Community Development.

However, the recent sharp increase in property values brought with it pressure to redevelop mobile home parks throughout the region and the state. On December 20, 2006 the Town Council declared an affordable housing crisis, and enacted a moratorium on the acceptance of applications for redevelopment of mobile home parks within the Town limits for one year. The moratorium was set to expire on February 21, 2008, but was granted a 90 day extension. In that time, the Town Council created a Mobile Home Task Force, which was charged with developing recommendations for the preservation of the mobile home parks of the Town. The Task Force completed its work at the end of 2007, and presented its findings (in the form of a report entitled "Affordable Housing & Mobile Home Communities: Needs Assessment, Best Practices and Recommendations") at a December 2007 Town Council meeting. In short, the recommendations are as follows:

1. To provide viable financing opportunities for the economic viability of mobile home communities
2. To provide further affordable housing opportunities in the Town of Davie
3. To promote and encourage asset building among mobile home owners, particularly those that rent the property
4. To provide for housing alternatives for residents displaced by the closure of a MHC

5. To provide for incentives to maintain and preserve viable Mobile Home Communities
6. To evaluate implementation of recommendations and review status of ongoing MHC issues
7. To advocate for County and State policy and program improvements
8. To provide for the reuse of existing mobile home parks to meet the needs relative to Chapter 163, Florida Statutes

The Town Council will now consider the recommendations of the Task Force, and take action to implement any of the recommendations deemed appropriate.

#### *Housing Construction Activity Since 2000 Census*

According to the Town's Building Division, there have been 4,276 residential building permits issued since 2000. By applying the Town's vacancy rate of 8.3%, it can be estimated of the 4,276 residential units built since 2000, 355 are vacant and 3,921 are occupied.

## HOUSING ANALYSIS

#### *Housing Projections*

Population projections prepared in the Future Land Use Element indicate that the Town's population will increase to approximately 103,168 residents in 2015 and to 106,360 residents by 2018.

Permanent, non-seasonal housing needs projections during the 2000-2020 period accounting for resident household growth, as well as a reasonable vacancy rate, are summarized in Table 11. The data in this table assumes the 2000 persons per household rate (2.64) and the Town's housing vacancy rate reported in the 2000 Census (8.3%) remains constant.

Table 11: Housing Need Projections (2000-2020)

	2000	2005	2010	2013	2015	2018	2020
<b>Housing Units</b>	31,284	34,866	39,507	41,002	42,322	43,632	44,664
<b>Households</b>	28,608	32,194	36,479	37,860	39,079	40,288	41,241

Source: Census 2000, Shimberg Center for Affordable Housing; Iler Planning Group, 1/08

From the above table, it is projected that a total of 44,664 units will be required by 2018 to accommodate projected population growth through the planning period. Residential acreage required to accommodate projected housing needs is summarized in the Future Land Use Element (FLUE).

Resident household growth projections, based upon the assumption that the historical renter versus owner split is maintained, are presented in Table 12.

Table 12: Resident Household Growth Projections

Growth Period	Resident Household Growth	
	Rented Units	Owned Units
2006-2012	750	2,441
2013-2018	618	2,012
<b>Total Growth 2005–2018</b>	<b>1,368</b>	<b>4,453</b>

Source: ILER Planning Group, 1/08

Table 13 below presents total housing stock projections by residential type, under the assumption that residential types remain constant from the 2000 Census.

Table 13: Total Housing Stock Projections (2000-2018)

Housing Type	Projected Housing Units by Year*			
	2000	2010	2013	2018
Single-Family <sup>1</sup>	13,033	17,514	18,329	19,763
Multiple-Family <sup>2</sup>	10,845	14,575	15,252	16,445
Mobile Homes	7,370	7,370	7,370	7,370
Other <sup>3</sup>	36	48	51	54
<b>Total Units</b>	<b>31,284</b>	<b>39,507</b>	<b>41,002</b>	<b>43,632</b>

\*Assumes proportion of each type of unit except mobile homes remains constant from the 2000 Census. Mobile home unit numbers are assumed to remain stable.

1 Growth of 1 unit, detached housing

2 Includes all units other than 1 unit, detached and other than those included in the 'Other' category

3 Includes boats, RVs, etc.

Source: ILER Planning Group, 1/08

Projections prepared in Table 3-16 are based upon the assumption that tenure and household size distributions, per the 2000 Census, will be maintained through the year 2018.

## AFFORDABLE HOUSING ASSESSMENT

Data for the Affordable Housing Assessment for the Town of Davie was provided by the Shimberg Affordable Housing Institute (i.e., “Shimberg”) at the University of Florida. Using Shimberg data, which were prepared based upon the population projections used throughout the EAR Based amendments, household growth projections, by income group, are presented in Table 14. The Shimberg data simply applies the updated projected populations, assuming that the proportion of households in each income group will remain relatively static. Because the Shimberg data is prepared in 5-year increments from 2000, data for the short and long range planning horizons (2013 and 2018) is not available. Thus, the data is presented for 2005, 2010, 2015 and 2020. The following are the definitions for the income categories used hereafter:

- Extremely low-income: households with an income less than 30% of the Broward County area median income (AMI);
- Low-income: households with an income between 30% and 80% of the Broward County AMI;
- Moderate-income: households with an income over 80% but less than 120% of the Broward County AMI; and,
- Greater than Moderate-income: households with an income more than 120% of the Broward County AMI.

Table 14: Household Projections, by Income Group 2005-2020 (Households)

<b>A. Owner-Occupied Households</b>					
<b>Year</b>	<b>Extremely Low-Income</b>	<b>Low- Income</b>	<b>Moderate-Income</b>	<b>Greater than Moderate-Income</b>	<b>Total</b>
2005	1,570	5,609	5,323	12,299	24,801
2010	1,952	6,924	6,371	14,476	29,723
2015	2,375	8,342	7,338	16,266	34,321
2020	2,875	9,975	8,351	17,979	39,180
<b>B. Renter-Occupied Households</b>					
<b>Year</b>	<b>Extremely Low-Income</b>	<b>Low-Income</b>	<b>Moderate-Income</b>	<b>Greater than Moderate-Income</b>	<b>Total</b>
2005	1,710	2,666	1,392	1,623	7,391
2010	2,036	3,152	1,626	1,891	8,705
2015	2,319	3,541	1,792	2,074	9,726
2020	2,590	3,890	1,923	2,213	10,616

Source: Shimberg Affordable Housing Institute, University of Florida, 2/07

Table 15 presents a breakdown of projected cost burdens by income group for 2005, 2010, 2015 and 2020. Households of moderate-income or less that spend more than 30% of their income for housing costs are considered *cost-burdened*. Households of moderate-income or less that spend more than 50% of their income for housing costs are considered *severely cost-burdened*.

Table 15: Projected Housing Cost-Burden by Income Group

Household Type	Housing Cost as % of Household Income	2005	2010	2015	2020
Extremely low-income	< 30%	1,042	1,269	1,499	1,753
	Owners	480	597	727	882
	Renters	562	672	772	871
	30% - 50%	393*	492*	607*	741*
	Owners	237*	305*	389*	249*
	Renters	156*	187*	218*	492*
	> 50%	1,845**	2,227**	2,588**	2,971**
	Owners	853**	1,050**	1,259**	1,501**
	Renters	992**	1,177**	1,329**	1,470**
Low-income	< 30%	3,094	3,851	4,690	5,673
	Owners	2,349	2,971	3,701	4,584
	Renters	745	880	989	1,089
	30% - 50%	3,112*	3,738*	4,312*	4,901*
	Owners	1,803*	2,198*	2,599*	3,044*
	Renters	1,309*	1,540*	1,713*	1,857*
	> 50%	2,069**	2,487**	2,881**	3,291**
	Owners	1,457**	1,755**	2,042**	2,347**
	Renters	612**	732**	839**	944**
Moderate-income	< 30%	4,672	5,609	6,481	7,397
	Owners	3,508	4,251	4,986	5,795
	Renters	1,164	1,358	1,495	1,602
	30% - 50%	1,735*	2,026*	2,246*	2,436*
	Owners	1,507*	1,758*	1,949*	2,115*
	Renters	228*	268*	297*	321*
	> 50%	308**	362**	403**	441**
	Owners	308**	362**	403**	441**
	Renters	0**	0**	0**	0**
Greater than moderate-income	< 30%	12,602	14,832	16,648	20,365
	Owners	11,025	12,997	14,640	18,229
	Renters	1,577	1,835	2,008	2,136
	30% - 50%	1,173	1,363	1,499	1,614
	Owners	1,127	1,307	1,433	1,537
	Renters	46	56	66	77
	> 50%	147	172	193	213
	Owners	147	172	193	213
	Renters	0	0	0	0

Data Source: Shimberg Center for Affordable Housing, University of Florida

\* Indicates cost-burdened households

\*\* Indicates severely cost-burdened households

Table 16: 2005 Deficit of Affordable Housing (occupied units)

<b>A. Owner-Occupied Housing</b>		
<b>Income Group</b>	<b>At 30% or More Cost Burden</b>	<b>At 50% or More Cost Burden</b>
Extremely Low	237	853
Low	1,803	1,457
Moderate	1,507	308
<b>Subtotal Owner</b>	<b>3,547</b>	<b>2,618</b>
<b>B. Renter-Occupied Housing</b>		
<b>Income Group</b>	<b>At 30% or More Cost Burden</b>	<b>At 50% or More Cost Burden</b>
Extremely Low	156	992
Low	1,309	612
Moderate	228	0
<b>Subtotal Renter</b>	<b>1,693</b>	<b>1,604</b>

Source: Shimberg Affordable Housing Institute, University of Florida; ILER Planning Group, 1/08

Table 17: Growth Driven Need for Affordable Owner-Occupied Units

<b>Income Group</b>	<b>Growth Period</b>		
	<b>2005–2010</b>	<b>2010–2015</b>	<b>2015–2020</b>
Extremely Low	265	293	102
Low	693	688	750
Moderate	305	232	204

Source: Shimberg Affordable Housing Institute, University of Florida; ILER Planning Group, 1/08

Table 18: Growth Driven Need for Affordable Renter-Occupied Units

<b>Income Group</b>	<b>Growth Period</b>		
	<b>2005–2010</b>	<b>2010–2015</b>	<b>2015–2020</b>
Extremely Low	216	183	415
Low	351	280	249
Moderate	40	29	24

Source: Shimberg Affordable Housing Institute, University of Florida; ILER Planning Group, 1/08

Table 19: Cumulative Deficit of Affordable Occupied Units

<b>Income Group</b>	<b>Owner-Occupied Units</b>				<b>Renter-Occupied Units</b>			
	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Extremely Low	1090	1,355	1,648	1,750	1,148	1,366	1,547	1,962
Low	3260	3,953	4,641	5,391	1,921	2,272	2,552	2,801
Moderate	1815	2,120	2,352	2,556	228	268	297	321

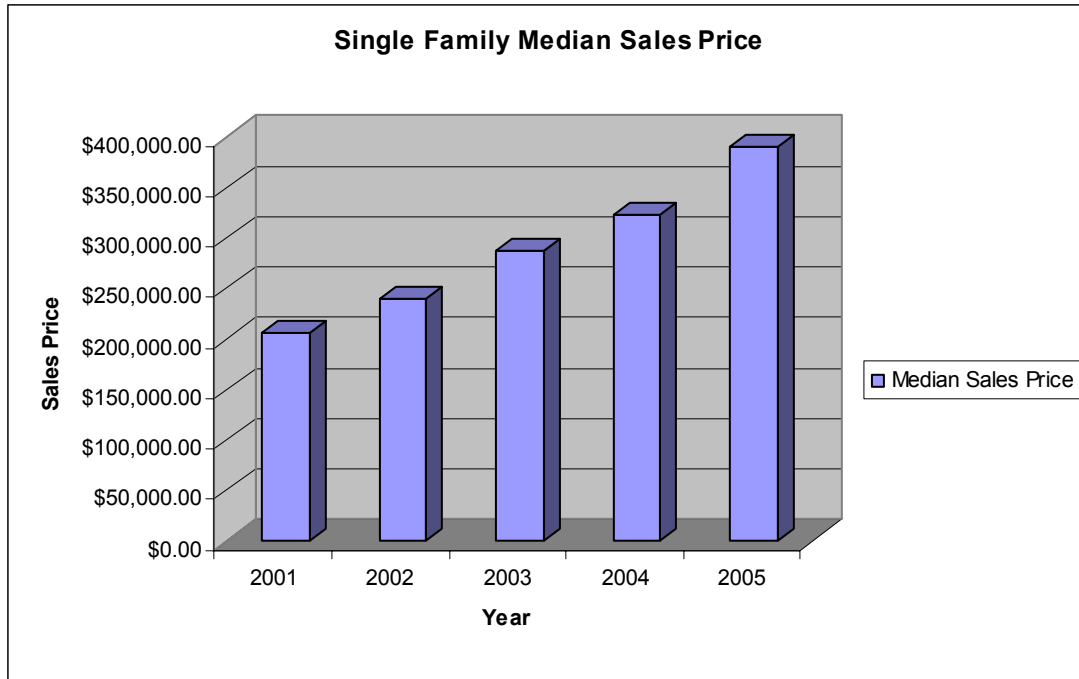
Source: Shimberg Affordable Housing Institute, University of Florida; ILER Planning Group, 1/08

Judging the relative success or failure of the Comp Plan's affordable housing objectives and policies, and of the Town's affordable housing efforts in general, is exceedingly difficult. While solid information is available from the 2000 Census regarding the number of cost-burdened and severely cost-burdened households in the Town, comparison with the 1990 Census and with the data and analysis in the Comp Plan as originally adopted in 2000 is not recommended, due to the unprecedented increase in property values which occurred between 2002 and 2005. The property value increases quickly created a large gap between housing costs and the average worker's ability to

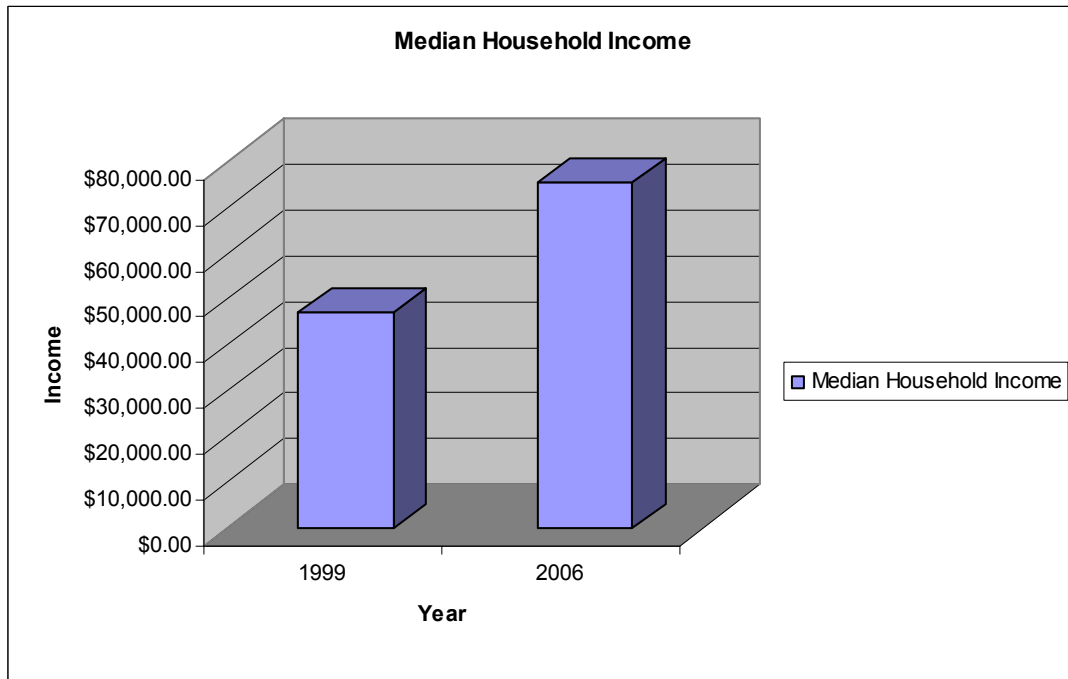
pay. Also, while data prepared by the Shimberg Center for Affordable Housing at the University of Florida projects increasing numbers of cost-burdened and severely cost-burdened households in the Town from 2005 through 2020, the Shimberg methodology simply applies to the Town's population projections while assuming that the proportion of households in each income category, as well as the proportion of households in each income category in each housing cost-to-income range, remains constant. It thus provides no information about policy success or failure.

Nonetheless, the Shimberg Center data does show that Davie has 10,782 cost-burdened or severely cost-burdened households as of 2005, which is critically important to determine whether the Town's policies have been successful at creating and preserving affordable housing or not. Taken as a whole, all of the housing data points to high-priced housing caused by the recent increase in property values as the primary culprit in housing affordability issues in the Town. This becomes very apparent when comparing the most recent income and housing data for the Town with the data from the 2000 Census. According to the Shimberg Center for Affordable Housing, the median sales price (in 2006 dollars) of a single family home in Davie in 2005 was \$389,785, compared to \$206,441 in 2001. That represents a 53% increase in price over the four year period. According to the Census Bureau, between 2000 and 2006 the median household income went from \$47,014 to \$75,364. This represents a 62% increase over the six year period. Thus it is obvious that the increases in property values have far exceeded the increases in income over the same period, creating significant affordable housing issues. This phenomena is not unique to Davie, but is being experienced throughout Florida.

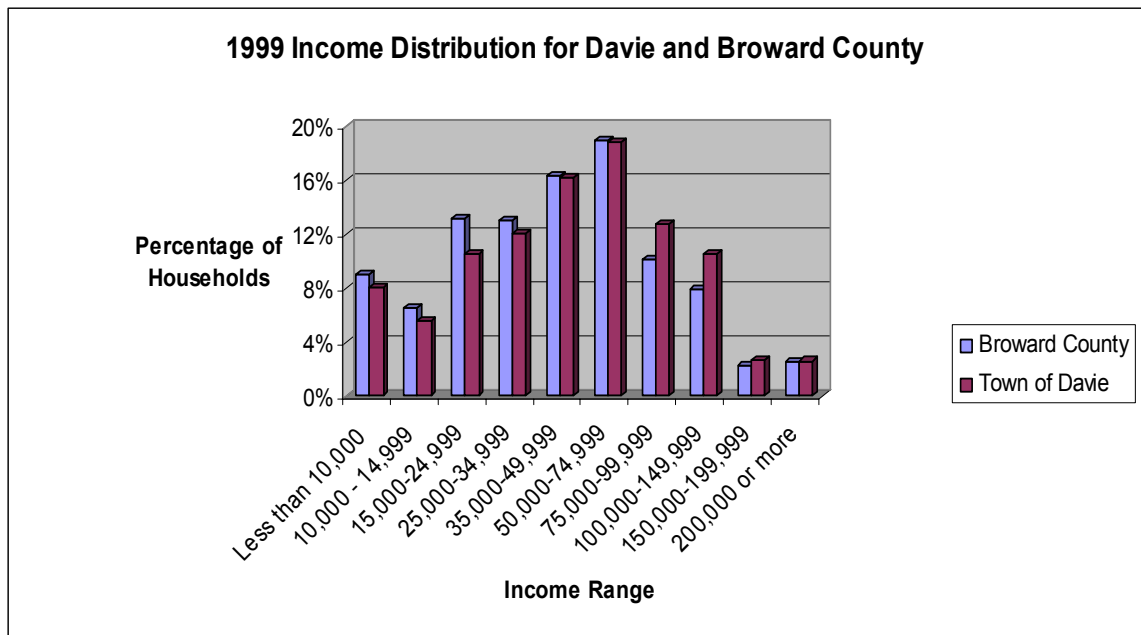
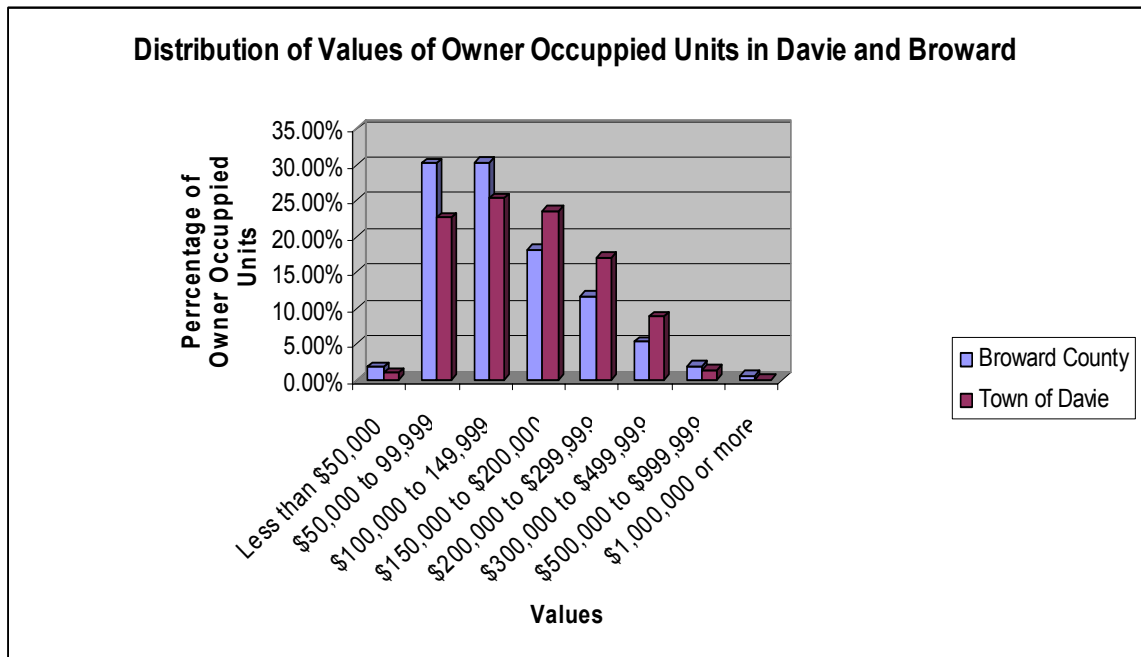
**Figure 1: Single Family Median Sales Price in Davie**

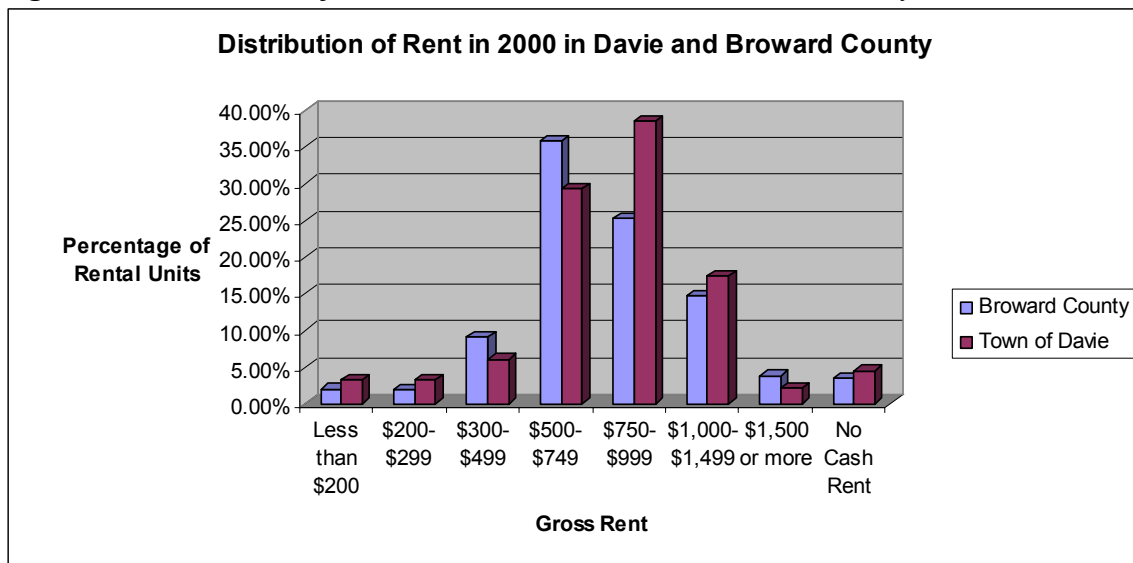


**Figure 2: Median Household Income in Davie**





**Figure 3: 1999 Income Distribution for Davie and Broward County****Figure 4: Distribution of Values of Owner Occupied Units in Davie and Broward**

**Figure 5: Distribution of Rent in 2000 in Davie and Broward County**

A regional fair-share approach to affordable housing is needed in Broward County. While the State of Florida makes efforts to provide for affordable housing largely through requirements for the Housing Element of local comprehensive plans, the reality is that the property tax and other issues create disincentives to jurisdictions permitting affordable housing. Meanwhile, the Shimberg Center model's methodology of projecting the need for units based on existing population characteristics translates into asking jurisdictions to maintain their current situations. As a result, the model predicts less lower income households (because of lack of housing opportunities), resulting in less "need" for affordable units in those jurisdictions. This cycle must be broken at the County or State level. Therefore, one policy in the Housing Element should be that the Town advocate for a responsible regional fair-share approach to the issue.

As demonstrated in Figure 2, approximately 35% of households in Davie earned less than \$35,000 in 1999, according to the 2000 Census. It is important to note, though, that the income ranges within the Town are fairly evenly distributed. Consequently, the affordable housing needs of the Town are not weighted to one income bracket, and any programs for providing affordable housing should be targeted to the very low, low and moderate income levels.

Examining the statistics of the lower income brackets, a pressing need for subsidized housing for this population is clear. Assuming that a household making \$10,000 in 1999 has had regular increases in income consistent with inflation (and assuming that inflation has been an average of 3% annually), that household would be earning about \$12,668 in 2007. Thirty percent (30%) of the resulting monthly income would be \$316.70 to be spent on rent (or, on a mortgage, taxes, insurance, etc.) and utilities. Only 5% of Davie rental units had costs under \$300 in 2000, although rents have risen since 2000. This

falls well short of the demand generated by the approximately 35% of the Town's population which earned less than \$10,000 per year in 1999.

The data provided by the Shimberg Center and shown in Table 15 demonstrates that the percentage of cost-burdened and severely cost-burdened households in the Town is evenly split between the low-income and the extremely low-income groups. The percentage of cost burdened and severely cost burdened households for each group is 68% and 63%, respectively. Whereas 30% of households in the moderate income group (80% to 120% of AMI) were either cost burdened or severely cost burdened in 2005. The Town should, therefore, focus on housing for both the cost burdened and severely cost burdened income groups as it attempts to provide affordable housing to the Town's residents.

The Housing Element currently includes a number of objectives and policies regarding the provision of affordable housing. As noted previously, the success of these policies is difficult to determine due to the significant increase in property values caused by the recent housing market boom and the current abrupt downturn. In this environment, the Town must focus not just on creating affordable units, but, in contrast to the existing policies in the Plan, on the preservation of those units that are already affordable. The Town currently has a substantial amount of existing mobile homes which provides affordable housing opportunities for both Town and the County residents. While the closure of some mobile home parks may be inevitable, the Town will work closely with the property owners, the County and other interested parties to encourage the preservation of the mobile home parks. In furtherance thereof, several new objectives and policies have been included in the Goals, Objectives and Policies portion of the Comp Plan, in accordance with the recommendations of the Mobile Home Task Force and the recommendations of the 2005 EAR report. This will help to create sustainable, mixed income neighborhoods.

### *Existing Programs*

The Town currently participates in several programs to address the need for affordable housing. The Town partners with Broward County in the administration of its "Purchase Assistance Program" to assist first time homebuyers. Also, the Town uses its housing grants to leverage other funds, both public and private, to foster the development of new, affordable single-family homes. In order to expand affordable housing opportunities for renters who earn up to 60% of the median income, the Town uses all means at its disposal to encourage the construction of new multi-family rental units. Specifically, the Town has an "Affordable Housing Incentive Plan" which is designed to attract quality developers (both not-for-profit and for-profit) to construct new rental housing. The Town coordinates with the State on its Community Workforce Housing Initiative Program (CWHIP), which promotes the creation of public-private partnerships to finance, build and manage workforce housing. In addition, the Town works with the Broward County Housing and Community Development Division and the Housing Finance Authority of Broward County on their Single Family Bond Program, which offers low, fixed-rate

mortgages and down payment assistance to qualified buyers. All options feature a 30 year, fixed rate first mortgage at 5.60 percent.

## RECOMMENDATIONS

As referenced above, the unprecedented increase in property values between 2002 and 2005 has exacerbated an already significant need for affordable housing opportunities in Davie and the region. Although the recent downturn in the real estate market has halted the property value increases, values remain high and the need for affordable housing has not significantly diminished. In order to address this ongoing issue, several objectives and policies are being included in this document from the recommendations of the 2005 EAR report, and the 2007 Affordable Housing and Mobile Home Communities report. These policies are highlighted below.

1. Ensure residential developments offer affordable housing units for every project or other affordable house initiative/measure.
2. Look for opportunities for infill and redevelopment allowing affordable housing projects.
3. Create an Affordable Housing Trust Fund.
4. Provide for zoning flexibility and increased density in areas, designated by Town Council, where appropriate density already exists to support mixes of housing types and income levels.
5. Redevelop substandard Mobile Home Parks.
6. Provide viable financing opportunities for the economic viability of mobile home communities
7. Promote and encourage asset building among mobile home owners particularly those that rent the property.
8. Support the formation of Mobile Home Cooperatives.
9. Provide for housing alternatives for residents displaced by the closure of a MHC.
10. Provide for incentives to maintain and preserve viable MHCs.
11. Evaluate the implementation of the recommendations and review the status of ongoing MHC issues
12. Advocate for County and State policy and program improvements.
13. Provide for the reuse of existing mobile home parks to meet the needs relative to Chapter 163, Florida Statutes.

With regard to recommendation #6, the issue is that the mobile home communities of eastern Davie are subject to the daily noise impacts of the nearby regional airport. While permanent residential units are eligible for funding programs which provide for such things as structural noise attenuation and easement acquisitions, mobile homes are specifically not eligible for such programs. Several communities do expand upon the Federal noise mitigation program to provide funding for noise attenuation measures and easement acquisition for mobile home units. However, these communities provide their own funding sources for the expansion of the program. Since there are over 2,200 mobile home units (almost 1/3 of the Town's extensive mobile home inventory) east of Davie Road, funding any noise attenuation program via the Town's budget could be very

expensive. Therefore, it is not recommended the Town pursue its own noise attenuation program for the mobile home units. It is instead recommended the Town develop a list of recommended modifications to the airport operations, to include such things as altered flight paths and daily take-off and arrival times. These recommendations for operational modifications should be provided to the Fort Lauderdale Airport for review and consideration.